088.0	0003	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	701,400 / 701,400
					USE VALUE:	701,400 / 701,400
					ASSESSED:	701,400 / 701,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
39		WOODSIDE LN, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LEHMAN ANDREW D
Owner 2:	
Owner 3:	
Street 1:	39 WOODSIDE LANE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	LEHMAN ANDREW D -
Owner 2:	TUCKER LISA F -
Street 1:	39 WOODSIDE LANE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 9,120 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1951, having primarily Wood Shingle Exterior and 1476 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9120.000	212,200	3,700	485,500	701,400
Total Card	0.209	212,200	3,700	485,500	701,400
Total Parcel	0.209	212,200	3,700	485,500	701,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 475.20 | /Parcel: 475.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 55905
GIS Ref:
GIS Ref:
Insp Date: 11/07/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 088.0-0003-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	212,300	3700	9,120.	485,500	701,500	701,500	Year End Roll	12/18/2019
2019	101	FV	171,000	3700	9,120.	492,500	667,200	667,200	Year End Roll	1/3/2019
2018	101	FV	171,000	3700	9,120.	367,600	542,300	542,300	Year End Roll	12/20/2017
2017	101	FV	171,000	3700	9,120.	332,900	507,600	507,600	Year End Roll	1/3/2017
2016	101	FV	171,000	3700	9,120.	319,100	493,800	493,800	Year End	1/4/2016
2015	101	FV	167,000	3700	9,120.	270,500	441,200	441,200	Year End Roll	12/11/2014
2014	101	FV	167,000	3700	9,120.	256,600	427,300	427,300	Year End Roll	12/16/2013
2013	101	FV	167,000	3700	9,120.	244,100	414,800	414,800		12/13/2012

!7168!

PRINT

Date	Time
12/10/20	21:50:31

LAST REV

Date	Time
07/31/19	11:35:06
apro	
7168	

USER DEFINED

Prior Id # 1:	55905
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LEHMAN ANDREW D	66829-530		2/22/2016	Convenience	154,000	No	No		
GLASS PETER/ETA	27614-221		8/27/1997		172,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/14/2013	1230	Re-Roof	5,100	C				

ACTIVITY INFORMATION

Date	Result	By	Name
11/7/2018	MEAS&NOTICE	CC	Chris C
3/9/2017	SQ Returned	EMK	Ellen K
5/5/2014	External Ins	PC	PHIL C
1/16/2014	Info Fm Prmt	EMK	Ellen K
12/17/2008	Meas/Inspect	189	PATRIOT
1/27/2000	Meas/Inspect	197	PATRIOT
8/3/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9120		Sq. Ft.	Site		0	70.	0.76	5									485,522						485,500	

Total AC/HA:	0.20937	Total SF/SM:	9120	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	
Total:	485,522	Spl Credit		Total:	485,500				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	6 - Slab		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED		
View / Desir:			

GENERAL INFORMATION

Grade:	C- - Average. (-)		
Year Blt:	1951	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	10 - Parquet		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	0.98475307
Adj $ / SQ:	179.471
Other Features:	72000
Grade Factor:	0.90
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	307579
Depreciation:	95349
Depreciated Total:	212229

COMMENTS

OF=2ND SINK IN FBATH.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6			BRs: 3				Baths: 1		HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

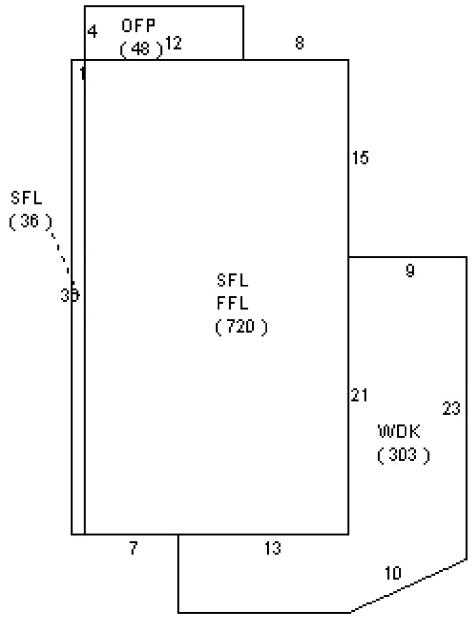
No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	161.52
Special Features:	0	Val/Su Net:	116.15
Final Total:	212200	Val/Su SzAd	143.77

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	756	179.470	135,680
FFL	First Floor	720	179.470	129,219
WDK	Deck	303	9.160	2,775
OFP	Open Porch	48	43.330	2,080

Net Sketched Area:	1,827			Total:	269,754
Size Ad	1476	Gross Are	1827	FinArea	1476

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 088.0-0003-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X27	A	FR	1952	22.72	T	50	101			3,700			3,700
2	Frame Shed	D	Y	1	8X12	A	AV	2000	0.00	T	15.2	101						

More:	N	Total Yard Items:	3,700	Total Special Featues:	Total: 3,700